118.0	0005	0004.C	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,356,200 / 1,356,200
					USE VALUE:	1,356,200 / 1,356,200
					ASSESSED:	1,356,200 / 1,356,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FEUILLET CATHERINE
Owner 2:	
Owner 3:	
Street 1:	131 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,270 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 2017, having primarily Vinyl Exterior and 4898 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7270.000	909,500		446,700	1,356,200
Total Card	0.167	909,500		446,700	1,356,200
Total Parcel	0.167	909,500		446,700	1,356,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.91 | /Parcel: 276.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	76447
GIS Ref	
GIS Ref	
Insp Date	06/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0005-0004.C

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	909,500	0	7,270.	446,700	1,356,200	1,356,200	Year End Roll	12/18/2019
2019	101	FV	687,800	0	7,270.	440,300	1,128,100	1,128,100	Year End Roll	1/3/2019
2018	101	FV	231,000	1000	8,580.	359,000	591,000	591,000	Year End Roll	12/20/2017
2017	101	FV	231,000	1000	8,580.	338,700	570,700	570,700	Year End Roll	1/3/2017
2016	101	FV	231,000	1000	8,580.	311,600	543,600	543,600	Year End	1/4/2016
2015	101	FV	217,700	1000	8,580.	291,300	510,000	510,000	Year End Roll	12/11/2014
2014	101	FV	217,700	1000	8,580.	268,300	487,000	487,000	Year End Roll	12/16/2013
2013	101	FV	217,700	1000	8,580.	268,300	487,000	487,000		12/13/2012

!9201!

PRINT

Date	Time
12/10/20	23:42:26

LAST REV

Date	Time
04/16/19	14:55:15
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEUILLET CATHER	71073-499	1	5/30/2018	Convenience	1	No	No		Correcting land size. Land area on Deed 70797
SEAVER PROPERTI	70797-532		3/29/2018		1,350,000	No	No		
MALANEY JUDITH	69114-10		4/7/2017	Change>Sale	528,000	No	No		
	11882-607		8/28/1970		27,900	No	No		N

USER DEFINED

Prior Id # 1:	76447
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/6/2017	1151	Heat App	12,600	C				
7/27/2017	946	New Buil	437,472	O				
6/20/2017	711	Demoliti	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2019	SQ Returned	JO	Jenny O
6/4/2018	Measured	DGM	D Mann
4/2/2018	Info Fm DEED	DGM	D Mann
1/20/2009	Measured	294	PATRIOT
4/20/2000	Inspected	264	PATRIOT
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7270		Sq. Ft.	Site		0	70.	0.88	6									446,672						446,700	

Total AC/HA:	0.16690	Total SF/SM:	7270	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	446,672	Spl Credit		Total:	446,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2017	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.2	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.91116154
Const Adj.:	0.99989998
Adj $ / SQ:	118.439
Other Features:	128716
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	920590
Depreciation:	11047
Depreciated Total:	909543

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 3				Baths: 3			HB 2	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

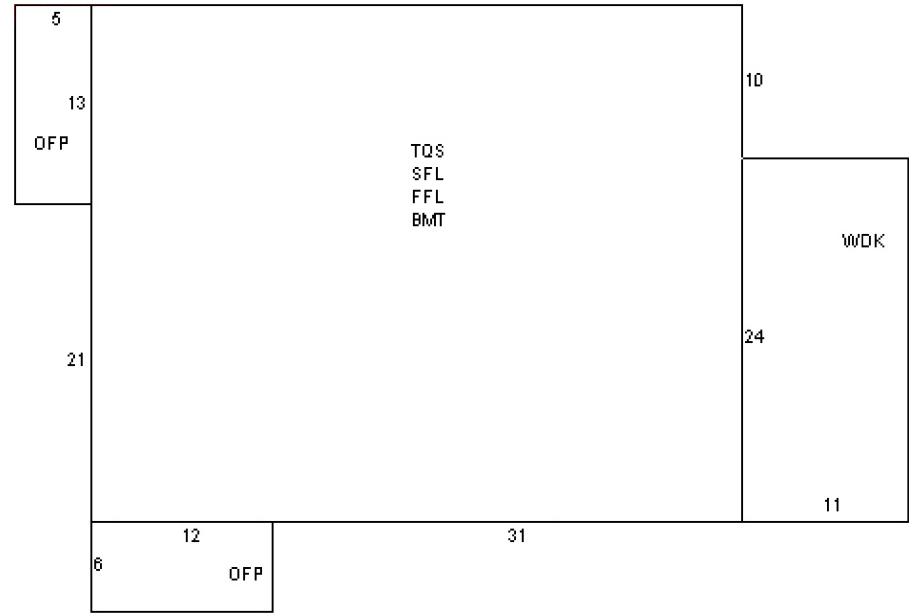
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.52
Special Features:	0	Val/Su Net:	154.57
Final Total:	909500	Val/Su SzAd	226.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,462	55.250	80,778
FFL	First Floor	1,462	118.440	173,158
SFL	Second Floor	1,462	118.440	173,158
TQS	3/4 Story	1,097	118.440	129,869
WDK	Deck	264	9.790	2,584
OFP	Open Porch	137	28.540	3,910

Net Sketched Area:	5,884			Total:	563,457
Size Ad	4020.5	Gross Are	6249	FinArea	4898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0005-0004.C

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: